

BOOK 50 PAGE 412
CERTIFICATE OF PUBLICATION
 From THE NEWS-POST Frederick, Md.

ASSIGNEE'S SALE

of valuable, fee simple, unimproved real property located in the Jefferson Election District of Frederick County, Maryland.

Under and by virtue of a power of sale contained in a mortgage from Jeffrey C. Scrimshaw and Patricia M. Scrimshaw, his wife, and assigned unto the Rosenstock, Burgee & Welty, P.A., Employees' Profit Sharing Trust, said mortgage being dated July 1, 1983, and recorded at Book 1204, page 437, one of the Land Records of Frederick County, with said mortgage being in default and having been assigned unto the undersigned trustees for foreclosure, the undersigned will offer for sale at public auction at the clock tower of the Frederick County Courthouse located at 100 West Patrick Street in Frederick City, Maryland, on:

TUESDAY, JUNE 5, 1984

AT 10:00 A.M.

all the following real estate and improvements being subject to the above mortgage:

• ALL that lot or parcel of land situate, lying and being in Jefferson Election District, Frederick County, Maryland, and being known and designated as Lot 55, on a Plat entitled "Final Plat, Section II, GLENABLE", recorded among the Plat Records of Frederick County, Maryland, in Plat Book 19, folio 131.

BEING all and the same real estate which was conveyed unto Jeffrey C. Scrimshaw and Patricia M. Scrimshaw, his wife, by a Deed from Glenoble Joint Venture, a Maryland General Partnership, dated July 1, 1983, and recorded among the Land Records of Frederick County, Maryland, in Liber 1204, folio 435.

The property to be foreclosed and described herein is an unimproved building lot containing approximately 1.612 acres, more or less. This lot is in a subdivision of nice homes and is located on a cul-de-sac. The property is being sold "as is" and pursuant to the description contained in the aforesaid mortgage, deed and other land records, and the successful purchaser will be buying such property in total, regardless of deficiency or surplus in actual computed area.

TERMS OF SALE: A deposit of \$1,250.00 of the sale price will be required of the purchaser at the time and place of sale in the form of cashier's, certified or other check acceptable to Assignee, payable or endorsed to the Assignee. The balance of the purchase price shall be paid within 10 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement at the rate of 10% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of auction sale and assumed thereafter by the purchaser. All costs incident to the settlement and conveyancing, including without limitation, document preparation, recording costs and taxes, transfer taxes, revenue stamps, settlement fees, notary fees, survey expense (if any) and title charges and premiums will be at the cost of the purchaser.

This is to certify that the annexed 605/105
Sale was published in News-Post
 a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the 5 day of June 1984.

THE NEWS-POST

Per L. H. H. H.

Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to forfeit the deposit of purchaser as liquidated damages or to resell the property at the purchaser's risk. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

NOTE: For additional information, contact the Assignee or auctioneer.

JOSEPH S. WELTY

Assignee

117 West Patrick Street
 Frederick, Maryland 21701
 662-5155

RICHARD R. BURGEE
 Attorney for Assignee
 117 West Patrick Street
 Frederick, Maryland 21701
 662-5155

DELBERT NULL
 Auctioneer
 10 West College Terrace
 Frederick, Maryland 21701
 662-6161

Sold June 5, 1984